

City of San Jose
Coyote Valley Specific Plan

Community Meeting Summary
March 30, 2006
Cypress Senior Center

Community Members Present

Darlene Campbell, Joe Castro, Stewart Chan, Consuelo Crosby, Jo Crosby, Jim Doyle, Gary Harris, Janet Hebert, Paul Hebert, Tim Thornton, Judy Lee, Dick Norman, Annie Saso, Mark Schwart, Ron Schwart, Sean Shannen, and Bill Tuttle.

Task Force Members Present

Co-chair Councilmember Forrest Williams and Ken Saso.

Technical Advisory Committee (TAC) Members Present

Dawn Cameron (County Roads), Jane Mark (County Parks), Libby Lucas (CNPS).

City and Other Public Agencies Staff Present

Laurel Prevetti (PBCE), Sal Yakubu (PBCE), Mike Mena (PBCE), Sylvia Do (PBCE), Perihan Ozdemir (PBCE), Regina Mancera (PBCE), and Dave Mitchell (PRNS).

Consultants

None.

1. Welcome and Introductions

The meeting convened at 6:40 p.m. with Laurel Prevetti, deputy director of the Planning, Building and Code Enforcement Department, welcoming everyone to the Coyote Valley Specific Plan (CVSP) community meeting.

Councilmember Forrest Williams welcomed everyone to the community meeting. He Williams indicated that this was the first of many citywide community meetings intended to provide expanded public outreach about the CVSP.

2. Agenda and CVSP Process Overview

Laurel reviewed the meeting agenda. There would be opportunities for public comments throughout the presentation.

3. Discussion of Land Use and Design Concepts for the CVSP

Sylvia Do, a planner with the PBCE Department, provided an overview of the CVSP process. The City Council initiated the CVSP in August of 2002 and established 16 Vision and Expected Outcome statements. The draft specific plan document will be available in Spring 2006 and the draft Environmental Impact Report (DEIR) will be released in Fall 2006. The CVSP is anticipated to be submitted to the City Council for consideration in 2007. Sylvia reviewed the CVSP outreach process and mentioned the members of the CVSP consultant team.

Community members provided the following questions and comments (Please note that comments are shown first, with responses in italics):

- Clarify Vision statement #15 regarding triggers. *The City's current General Plan triggers state that prior to any residential zoning approvals in North and Mid-Coyote Valley, five thousand new jobs must be added, the City must be in stable fiscal condition, and a high level of City services must be maintained throughout the City. Through the CVSP process, there may be an opportunity for the City Council to modify the triggers.*
- Do a certain percentage of Coyote Valley residents also need to work in the community or vice versa? *No.*
- How many cars will Coyote Valley residents own? *There are standards indicating how many trips would be generated from different types of housing. A majority of the housing in Coyote Valley will be apartments, condominiums, and townhomes. The number of cars varies depending on the type of housing. Coyote Valley will provide a variety of opportunities for people to walk, bike, and take transit. The goal is to de-emphasize the use of cars.*
- Has there been a traffic study for Bailey Avenue going into Almaden Valley? Who will pay for the widening of Bailey over-the-hill? *Recommended against developing Coyote Valley and impacting Highway 101. Developers are required to pay for all infrastructures. If there are traffic impacts outside of Coyote Valley, developers will pay their fair share of the traffic they contributed to. Traffic studies are currently underway as a part of the EIR. The DEIR will be available fall 2006.*
- Concerned that developers will be able to opt out of building affordable housing by contributing money. *Will 20 percent of all residential units really be affordable? A minimum of*

20 percent of all residential units shall be affordable units, which include moderate income (MOD), low-income (LI), very low income (VLI), and extremely low income (ELI) units. Affordability levels are based on Santa Clara County's median home price. The goal is to create a socio-economically diverse community by integrating affordable housing with market-rate housing throughout Coyote Valley and in each development phase. There are different ways to achieve the affordable housing goal. Developers suggested combining land dedication and in-lieu fees as a way to create affordable housing. Land dedication allows residential projects to satisfy their affordable housing requirements by dedicating land. In-lieu fees allow residential projects to have an option to pay an in-lieu fee that must be used to subsidize the construction of affordable units. The inclusionary program is another option where all residential projects are required to provide 20 percent of its units as affordable units. Staff's preference is to provide mixed-income housing. The task force and City Council will ultimately choose an implementation strategy for affordable housing.

- *Concerned that fire emergencies will not have adequate response. Coyote Valley will have three fire stations.*
- *Concerned that urban development will impact surrounding wildlife. The CVSP is considering a wildlife corridor extending east to west in the South Coyote Valley Greenbelt.*
- *An equestrian trail in the Monterey area provides room for people to walk and bike. There will be many regional equestrian trails along the Coyote Valley hillsides. The CVSP is looking at connecting regional trail systems to the Coyote Creek County Park.*
- *The CVSP is creating a community in which everyone looks the same and everyone does what you want them to do. This is not going to happen.*
- *Does not support the CVSP because it is infeasible and impacts South Coyote Valley property owners. Recommended excluding South Coyote Valley from the plan. They have been unable to sell their property due to the uncertainty of the CVSP.*
- *South Coyote Valley will be impacted by the CVSP and will not benefit from the plan. The City does not have any plans for the Greenbelt. There are 107 South Coyote Valley property owners. Last year, four property owners tried farming, but only one made a profit.*

Sylvia reviewed the development of the CVSP and the principles upon which the plan was created. She discussed the environmental footprint, blue infrastructure, green infrastructure, transportation system, and the overall plan concept.

Sal Yakubu, principal planner with the PBCE Department, reviewed each of the thirteen CVSP planning areas.

Community members provided the following questions and comments:

- *Whose idea was it to develop Coyote Valley? The City has considered Coyote Valley for urban development since the 1960s. Since the early 1980s, The General Plan designated North Coyote Valley areas for Campus Industrial, Mid-Coyote Valley as Urban Reserve, and South Coyote Valley as Greenbelt. These designations were reaffirmed with the General Plan update in 1994. The City has withheld Coyote Valley development to focus on infill development.*
- *How many vehicle trips are anticipated to come to and from Coyote Valley? Traffic studies are currently underway as a part of the EIR. The DEIR will be available Fall 2006. There will be an*

- opportunity for the public to look at the traffic report and air quality analysis.
- How many lanes are planned for the Bailey Avenue gateway area? *The Bailey Avenue gateway area will ultimately have six lanes. The number of lanes decreases as Bailey Avenue transitions into the Coyote Valley community core.*
 - Need to emphasize the area's natural resources and amenities. *The CVSP was developed based on the area's existing environmental footprint. The plan incorporates Coyote Valley's natural resources and amenities with the urban environment.*
 - Need to provide amenities such as community gardens. Also need to include amenities for children. *Coyote Valley includes a variety amenities and recreational opportunities such as the lake, parks, Fisher Creek, trails, and community gardens. Biking and walking will be a fundamental way of getting around.*
 - Fisher Creek is currently a disturbed channel. *Fisher Creek will be restored and realigned to its historic location.*
 - Does the CVSP incorporate PL 83-566, the Watershed Protection and Flood Prevention Act, for Fisher Creek? Will the CVSP take care of flood control south of the plan area? Will there be mitigation for areas with no surface percolation? *CVSP blue infrastructure will meet all provisions for flood prevention, stormwater treatment, and stormwater detention. Water in the area generally flows towards the San Francisco Bay. The hydrological consultants have studied hydro-modification elements of the plan.*
 - Many septic systems have failed in Coyote Valley due to high groundwater in the winter. Concerned that the CVSP will add more septic systems. *The urban area will have sewer lines, not septic systems.*
 - How will sewage treatment be accommodated? *There is an existing sewer line along Santa Teresa Boulevard. The urban area will have sewer infrastructure that flows towards the Alviso sewage treatment plant. The Alviso plant has the capacity to accommodate Coyote Valley's long-term growth. The capacity will be available due to San Jose's aggressive water recycling program. Recycled water in Coyote Valley needs to be fully advanced treated recycled water.*
 - What uses are planned for the mid- and hi-rises? *The mid- and hi-rises can accommodate office, residential, and workplace uses.*
 - Concerned about whether Coyote Valley residents will have sufficient access to medical services. Need to think about how the new community will tie into the City's existing infrastructure. Need to make sure that the older infrastructure is maintained to accommodate this growth.
 - Will hospitals be accommodated? *Coyote Valley's mixed-use areas can accommodate medical clinics and dentist offices. The CVSP medical services focus group is working with non-profit and for-profit health care providers to determine whether there is a need for hospitals and medical clinics in Coyote Valley. The focus group indicated that there will not be a need for a new hospital in Coyote Valley since there are existing nearby facilities. However, there will be a need for medical clinics.*
 - Coyote Valley infrastructure and amenities will cost current residents money. *Council's goal is for Coyote Valley to be a self-sustaining community. Developers will pay for infrastructure.*
 - Is the Greenbelt annexed into the City? *Although the South Coyote Valley Greenbelt is not annexed into the City, it is within the City's Sphere of Influence. Under state law, this means that the City can plan at a General Plan level what types of land uses are permitted. South Coyote Valley is under the*

County's zoning designation. The City's General Plan designation and the County's General Plan and zoning designations are parallel. The CVSP will not change the existing zoning designations.

- Although the Greenbelt is in the City's Sphere of Influence, the City's land use designations only apply when the properties are annexed into the City.
- Santa Clara County is in the process of clarifying which properties have agricultural uses and are truly eligible for the Williamson Act. Properties that are currently in Williamson Act contracts, may change.
- His family has owned property in Coyote Valley for five generations. Their property on the eastside of Monterey Road has been annexed into the City since 1958. His family has been paying for City services they are not receiving. The CVSP is in its fourth year of planning and is an extensive, well thought out plan. He commended City staff, consultants, and the Task Force for listening and incorporating people's concerns into the plan. Coyote Valley is being planned for development since there is not a plan. The area is being developed piece-by-piece with IBM, the Metcalf Energy Center, and the Kirby Canyon recycling and disposal facility, but there has not been a cohesive plan for Coyote Valley. Unlike other parts of the City, Coyote Valley must be self-sustaining. Everyone wants everything in Coyote Valley and yet the plan must pay for itself. The CVSP is a great plan because it involves everyone. If a meeting is held in Coyote Valley, he encouraged everyone to come down and visit the area any time a meeting is held in Coyote Valley.

5. Next Steps/Adjourn

The next City Council Study Session will take place on April 7, 2006 to discuss transportation issues. The City Council will consider the FIS at the Study Session in late April.

The DEIR will be released fall 2006 and will be available on the CVSP website, in public libraries, and on CD.

The City will continue to have CVSP community meetings throughout San Jose.

The meeting was adjourned at approximately 8:00 p.m.